

MINUTES OF THE REDEVELOPMENT AUTHORITY MEETING
August 24, 2011

The meeting of the Slinger Redevelopment Authority was called to order by Chairman Brandt at the Slinger Village Municipal Building, 300 Slinger Road, Slinger, Wisconsin on Wednesday, August 24, 2011 at 8:00 a.m., in accordance with the Notice of Meeting delivered to the members on Friday, August 19, 2011.

1. Roll Call & Notice of Meeting:	<u>Present</u>	<u>Absent</u>
Russell Brandt, Chairman	x	
Larry Gundrum	x, arrived at 8:03 a.m.	
Maureen Murphy	x	
Dean Otte	x	
Erwin Rauh	x	
Dianne Retzlaff	x	
Sherry Schaefer	x	
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Also Present: Margaret Wilber, Treasurer/Deputy Administrator Clerk
Jim Haggerty, Village Engineer/Director of Public Works

Chairman Russell Brandt informed the members that the open meeting law had been complied with in connection with the meeting. Notice of the meeting was sent to all who requested same and posted in three public locations.

2. Approval or Correction of the Minutes: 08-04-10

RDA Member Schaefer stated a correction was needed on the time of adjournment listed. Treasurer Wilber stated this would be corrected as soon as possible.

Motion Murphy/Retzlaff to approve the minutes from the 08-04-10 RDA meeting as corrected; carried.

3. New Business:

A. Action to Approve Economic Development Washington County (EDWC) Membership Dues

Chairman Brandt informed the RDA that EDWC Executive Director Christian Tscheschlok had made a presentation to the Village Board at their August 1st meeting and a copy of the presentation was provided for the RDA's review. RDA members questioned how EDWC benefits the Village of Slinger specifically and Administrator Murphy explained that EDWC has been very active in promoting available properties located in the Village. She gave an example and stated that EDWC had spoken with a major manufacturing operation that had been interested in a site located at the intersection of US 41 and STH 60. Administrator Murphy stated that the Village has seen a good amount of development considering the current economic conditions and EDWC would provide another tool for encouraging development within the Village.

Administrator Murphy also explained that the \$1000 proposed here would be half of the total contribution made by the Village. She stated the remaining \$1000 is provided by WPPI Energy as part of their Community Relations program.

Motion Otte/Retzlaff to approve the \$1000 payment to Economic Development Washington County as presented; carried unanimously.

B. Status of TID Projects

Treasurer Wilber presented a memo regarding a list of all Tax Increment Financing District (TID) #3 projects. She informed the RDA that in 2010, the Village began creating a long-term financial management plan that included a review of TID #3's projects. She stated it was discovered that a number of projects listed in the TID's project plan had been completed with financing from other sources. Treasurer Wilber informed the RDA that those projects have all been transferred over to the TID's responsibility. She further stated that after this correction was made, staff conducted a review of all projects proposed in the TID's plans and the result was the list before them now.

Treasurer Wilber explained that there are a number of projects included in the TID's original project plan that have not been started. She stated that some of the projects may no longer be feasible since some appear to involve property that is no longer available for development. Treasurer Wilber informed the RDA that all of the projects should be reviewed to determine whether it would be in the Village's interest to begin them before the TID is scheduled for closure. Treasurer Wilber explained that the TID could remain open for a total of 27 years from its creation in 1993, so 2020 is the absolute latest year that the TID would have to be closed out. She stated that the most recent cash flow analysis shows that the TID could close as soon as 2016 if no new projects are initiated. She also reminded the RDA that TID regulations prohibit the start of any new expenditures within five years from the termination date of the district.

RDA members reviewed the list of remaining projects and discussed which ones could be considered for development before the closure of TID #3. RDA members stated that Project #B-9, "Scenic and Central Connection Road" and Project #B32, "Water/Sewer Main Loops and Extensions" were two items that should be given further consideration. Administrator Murphy stated that the looping of water and sewer mains would benefit the vacant land available in the area of US 41 and STH 60. She stated that the looping would also improve existing development since it would improve the quality of water distribution in the area. RDA members asked why Project #B-35, "Water Pressure Station" was not shown as completed since it referred to the booster station already built on E Commerce Boulevard (STH 60). RDA Member Otte stated it was his recollection that this had been combined with a larger project and Treasurer Wilber stated she would research this and provide further information once it is available.

RDA Member Otte stated he would also like to have staff research the possibility of amending the project plan to include additional land purchases and development incentives. Administrator Murphy stated that the TID could definitely not be increased because it was already made up of 26% of the Village's equalized value, which is well over the 12% maximum limit now in place with the Department of Revenue (DOR). RDA Member Otte stated it appeared that the TID's cash flow would support a large reduction in its size, which may then allow for other additions. Treasurer Wilber stated that staff had looked into the possibility of reducing the TID a few years ago to possibly gain TID capacity elsewhere, however the unique shape of the district prevents any effective reduction since the district would have to remain contiguous.

Administrator Murphy presented a map of the district to show its size and location. Discussion was held on the many areas included in the district and whether large enough sections could be removed to bring the TID within the DOR's limit. RDA member Otte requested that staff look into this to see if the scope of the TID could be amended to support other projects. Administrator Murphy stated that staff will research this and provide further information at a later date.

C. Action to Approve the Road Construction Project Along Scenic Avenue & Central Avenue

Engineer Haggerty presented his research on this project and discussed the four options available: 1) construct the roadway as proposed with the entire project contracted out at a cost of approximately \$75,000, 2) construct most of the roadway project under contract but perform the water and storm sewer improvements in-house at a cost of approximately \$50,000, 3) construct the project according to Option 2 but with only a 4-inch asphalt cover at a cost of approximately \$45,000 and 4) construct the project according to Option 2 but with a 3-inch asphalt cover at a cost of approximately \$42,000.

Engineer Haggerty stated that although Option 2 would be less expensive, it may take longer since he could not ensure that sufficient Village staff would be available to perform the work when needed due to other duties that may take priority. He stated that the Village could choose to go with Option 2 but request supplemental bids for all of the items included in Option 1 in case bids are received that are less expensive than projected.

RDA members discussed the various options and agreed that Option 2 might delay the project even more than it already has been. RDA members stated that Option 1 would be the better solution for this matter.

Motion Otte/Schaefer to approve the construction of the connecting road between Scenic and Central Avenues as presented in Option 1, to include a 5-inch asphalt pavement, one new storm manhole and catch basin along the Central Avenue area and the adjustment of 2 existing hydrants for a cost not to exceed \$75,000; carried unanimously.

D. Update – Revolving Loan Fund (RLF) Status

Administrator Murphy provided a status report on the Revolving Loan Fund program and informed the RDA that the first loan granted under this program had been repaid in full much earlier than scheduled. She stated this provided the fund with approximately \$400,000 to be used for future loans.

Administrator Murphy stated that in accordance with the program's design, a Revolving Loan Fund Committee has been established and conducted their first meeting earlier in the month. She stated that RDA Member Retzlaff, Treasurer Wilber and she are members of the committee along with two other representatives of the local banking community. Administrator Murphy stated that another company has obtained the application form but has not turned in the completed paperwork yet.

IV. Adjourn Meeting:

Motion Schaefer/Otte to adjourn the RDA meeting at 8:50 a.m.; carried.

Prepared by: Margaret Wilber, Treasurer